

BRUNSWICK

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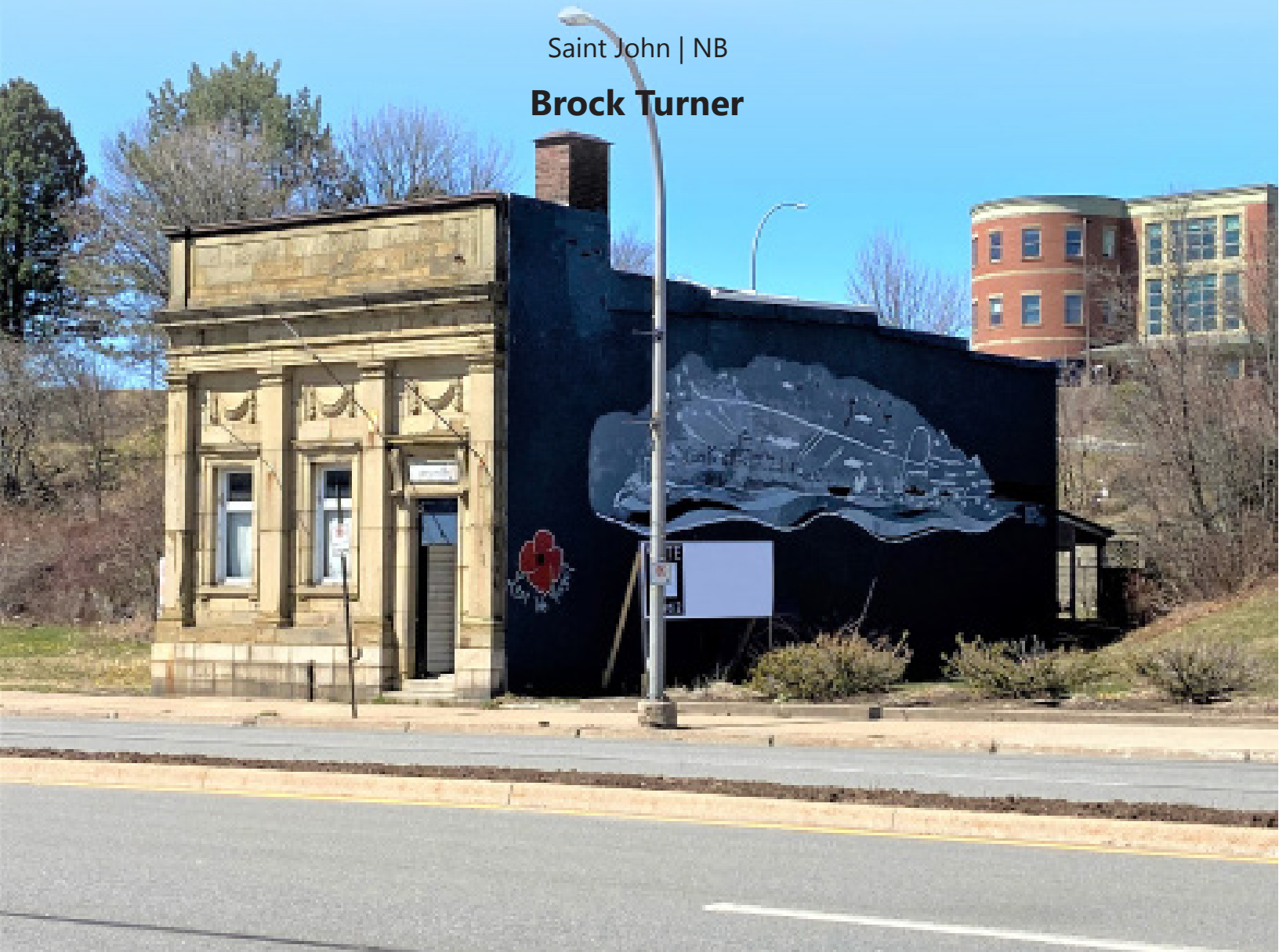
COMMERCIAL REAL ESTATE

**Centrally Located, Historic Building Ideal for
Restaurant, Bar or Retail**

FOR SALE THE MAIN BRACE 507 MAIN STREET

Saint John | NB

Brock Turner



507 Main Street | Saint John, NB
Stephanie Turner



Property Highlights

SALE PRICE
\$350,000

Circa 1900 building commonly known as "The Main Brace" and recognized by a naval battle scene mural painted on side of building.

Ideal for office, restaurant, bar or retail. The main level features high ceilings and ornate detail. One washroom on main level. Full basement with two additional multi-stall washrooms and rear emergency exit. Building features recently upgraded electrical entrance and insulated modified membrane (approximately 5 years old).

Centrally located just north of uptown Saint John. Across the street from the LBR arena. High traffic and good visibility. Located within 1 KM from Uptown Saint John. In close proximity to Lansdowne Place, with easy access to Harbour Passage walking trail.

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12 Smythe St, Suite 104
Saint John, NB
E2L 5G5



Property Details

PID	370759
ZONING	CG (General Commercial)
SIZE	Ground Floor: 1,500 sf Finished Basement: <u>1,500 sf</u> Total: 3,000 sf
EXTERIOR WALLS	Block
ROOF TYPE	Modified Membrane (Approx. 5 years old)
ASSESSED VALUE (2021)	\$103,100
PROPERTY TAXES (2021)	\$5,034.27



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